# The McKinley Herald.

VOL. II, No. 1. BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES. FEBRUARY, 1906.

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## WORK ON THE MANIGUA ORANGE GROVES.

### 6,000 CITRUS TREES SHIPPED FROM FLORIDA.

### Planting now in Progress at McKinley.

Word has been received from President Hayes who reached McKinley Jan. 1st with his son, that the first consignment of orange and grapefruit trees for this winter's planting on the 500-acre tract arrived on Monday, Jan. 15th. The work of setting them out is now in full progress.

Mr. Hayes also wrote us from Havana that he had an interview with Mr. Robert Reid, the expert orange grower with whom he had been in correspondence regarding Mr. Reid's engagement as superintendent of the Manigua groves. Mr. Hayes was instructed by cable to engage Mr. Reid at once. It is probable, therefore, that Mr. Reid will arrive at McKinley shortly, if, indeed, he is not already there.

The varieties of trees ordered in this first consignment are as follows:

One thousand Hart's Tardiff, which ripen from March to June.

One thousand pineapple orange trees, which ripen in January and February.

One thousand Valencias, which ripen from March to June.

One thousand Thompson's improved navels, which ripen in January and February.

One thousand five hundred Walter's grape fruit.

Three hundred Parson Browns which ripen in October and November.

Two hundred Majorcas, which ripen from December to February.

Another consignment of 6000 trees will go forward in a few weeks to be set out during the present planting season. In the next edition of the HERALD we shall publish an article describing in detail the characteristics of the various varieties of orange and grapefruit trees received in the first consignment. This article will be prepared carefully, its contents being drawn from writings by experts on citrus culture, and it will no doubt be read with much interest by our bondholders.

## Small Acreages the Rule.

The Tropical Development Company has always sought to impress upon its bondholders that a small acreage carefully cultivated is far more desirable and profitable to the grower than a larger tract which is poorly tilled. In proof of our assertions that small acreages are the rule in Florida, we print below an item from *The New York Packer* giving the acreage of strawberries set out by various growers at Plant City, Fla.:

PLANT CITY, Fla.—Strawberry growers here include: John Murray, ½ acre; Butler & Geiger, 1 acre; N. A. Stanley, 1 acre; P. W. C. Young, 1¼ acres; L. S. Mowery, 3 acres; J. Z. Knight, 1 acre; R. J. Head, ½ acre; J. R. Fletcher, 3 acres; F. F. Fletcher, 2½ acres; John Casey, ½ acre; W. J. Brown, 1¼ acre; J. C. Yates, 1¼; J. M. Wood, 2 acres; D. C. Wood, 1 acre; P. E. Hawkins, 1½ acres; J. McD. Dennet, 1½ acres; C. Kinard, ½ acre; T. D. Lane, 2½ acres.

BRIDGE BUILT BY THE TROPICAL DEVELOPMENT COMPANY OVER THE DEL MEDIO RIVER, McKINLEY COLONY.—The Company's lands can be seen across the bridge, which is situated on the road between Tracts 257 and 271. Notice the fine grove of Royal Palms through which the road leads.—Photo by F. A. Fernald.

## RIVERSIDE, CALIFORNIA, IN 1870 AND 1905.

### 1870

"In 1870 there was in San Bernardino county hardly a sign of the great orange-growing industry which has since made both Riverside and San Bernardino counties famous. There were a few orange trees that had been raised from seed and were producing fruit in a few isolated localities, usually upon low lands and not upon the high mesas, the irrigation of which was more difficult and costly, and which has since proved the best for orange-growing. The early settlers of Riverside met with many discouragements. They were remote from markets where they could either buy or sell to advantage; there were no adequate means of communication or transportation, and the country was necessarily of slow growth. There was no money to be had upon any kind of security or at any kind of interest. Those who had lived longer in the country, and had brought into bearing the few seedling trees referred to, insisted that the enterprise upon the Riverside mesa could not possibly be successful; that the mesa land was not fit for cultivation; that it certainly would not produce oranges; that even if orange trees would grow upon it they would not bear anything; and that even if they should bear, the hundreds of acres, which it was then expected to plant, would so overstock the market that oranges would not sell at any price, and orange groves would be worthless.

"Under these discouragements the handful of people at Riverside worked steadily on. They knew nothing at that time of any of the improved or budded varities of oranges, and knew of no way of producing the fruit except by bringing the seedling trees into bearing. There were no young trees in nursery nearer than Los Angeles, and a few were brought from there and planted. By far the greater number, however, were raised from the seed at Riverside. Decayed Tahita oranges were purchased at San Francisco by the barrel and shipped to Riverside, where the seed was separated from the pulp by hand and planted in seed bed, finally making nursery and orchard trees."—*The Land of Sunshine.*

### 1905

"It is here, between the coast and the San Gabriel and San Bernardino Mountains, which screen away the Mojave and the Colorado deserts, that our irrigation has been most highly perfected. Every drop of water—that which falls in rain, that from artesian wells, from tunnels penetrating the mountains, and that regained after irrigation through seepage—is gathered up as though it were gold dust. Cement canals and pipes prevent every unnecessary waste. In the San Joaquin Valley I saw an irrigation stream flowing down from the Sierras with a head of 900 second feet. 'If we had that at Los Angeles,' said an engineer, 'it would be worth twenty-five million dollars.' So precious is water that nearly one-third of the 225,000 acres under irrigation in this part of California is fed from underground wells—a source of supply which has probably reached the limit of safe development. In the four counties of Riverside, San Bernardino, Orange and Los Angeles, there

*(Continued on page two.)*

## DEPARTURES FOR McKINLEY

### MANY NEW SETTLERS JOIN THE COLONY

### No Falling off in the Tide of Southern Travel.

Mrs. J. E. Hubbard and her son left for McKinley Jan. 20th, sailing from New York on the Ward Liner "Morro Castle." Mrs. Hubbard will have her husband's property cleared up while at McKinley. She and her son will camp out on their Tract No. 176 and return in the spring.

Mr. E. Phelps left for McKinley last month to put in the rest of the winter clearing his Tract No. 269.

Mr. Matthew Porter of Dansville, N. Y., left for McKinley in January to make it his future home. Mr. Porter is an experienced farmer and will proceed to clear up his Tract No. 73, at once.

Mr. Guy Webster left for McKinley last month. His father expects to join him in April. His cousin, Mr. Perry Rockwood, is already located in the colony.

Mr. and Mrs. George A. Otis left for McKinley on the steamer "Morro Castle," sailing Jan. 20th, where they will pass the remainder of the winter and thus escape the rigorous weather, which usually prevails in Buffalo until April. Mr. Otis will have his land cleared and probably build a house on his property. They will no doubt make many friends in the colony.

A jolly party which will sail for McKinley on the "Morro Castle" on Feb. 3rd, consists of Dr. Byron M. Fell and his brother, Mr. Eli H. Fell, Dr. James E. Groff and Mr. John Stillwell. Dr. Fell and a number of his friends are largely interested in McKinley and will probably arrange to have their land cleared, even if they can't remain to supervise the work themselves. They are well known in business and professional circles of Eastern Pennsylvania and will no doubt contribute much to the life of the colony during their sojourn there.

Mr. Edward F. Petzoldt writes that he expects to visit McKinley shortly and make some improvements on his property while there.

Mr. and Mrs. Albert B. Young expect to leave for McKinley about the middle of February to be absent probably a month or six weeks. Mr. Young is going in his official capacity as First Annual Inspector for the bondholders of the Tropical Development Company, and will examine the Manigua orange groves while at McKinley, and report upon his return.

Mr. Andre Muller of New York City left for a visit to McKinley Jan. 20th. This is Mr. Muller's second trip, as he looked over the McKinley colony last summer. No doubt he will observe many important improvements.

Mr. A. T. Baxter of Brooklyn, N. Y., expects to visit McKinley this month. He owns Tract No. 101 in the colony and will probably make some improvements on his land.

Mr. Adelard Martel leaves for McKinley this month. He visited the colony last summer but will probably remain permanently this time.

Dr. J. M. Harris formerly of Ogden, Utah, writes from Georgia on his way to the Isle of Pines, that he expects to take possession of his Tract, No. 298, shortly and make many improvements thereon.

# The McKinley Herald.

PUBLISHED BY THE TROPICAL DEVELOPMENT COMPANY, 17 WEST SWAN ST., BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES.

FEBRUARY, 1906.


## No January Issue.

Owing to the fact that our December number was published very late in the month, we have thought it best to omit the January issue and date this February, instead.

## McKINLEY DAY.

January 29th will be the anniversary of the birth of William McKinley. This day is one that should be held in respectful remembrance by all good Americans, especially the people of the Isle of Pines in general and of the McKinley colony in particular.

Mr. Lewis G. Reynolds of Dayton, O., founder of the organization known as the "Carnation League of America," has issued his annual reminder of the coming of McKinley Day, in order that none may omit the wearing of President McKinley's favorite flower, the carnation, in commemoration of his nativity.

It is to be hoped that all who are interested in the McKinley colony will remember the day in the manner suggested as a fitting tribute to a president whose mind was as open to just convictions as was his heart to good impulses.

## PINEAPPLES.

The soil and climate of the Isle of Pines are so perfectly adapted to the cultivation of pineapples that visitors and settlers are alike unanimous in agreeing that this delicious fruit is one of the most desirable to propagate of all products of the island.

Nevertheless, it should be remembered by planters that there are certain seasons of the year when the prices which pineapples fetch in the markets of the North make them doubly profitable as an article of export.

For instance, in the winter months, say from December to April, when the American housewife is put to it for a substitute for canned fruit, pineapples bring just twice as much as they do in summer. "Pines" are selling now at from $4 to $5 a box wholesale and retail at 25c each and that, too, for fruit no larger than your two fists, which we would hardly consider worth the picking in the Isle of Pines.

Now, if our settlers at McKinley will investigate the matter (and no doubt some of them have done so), they will find that they can bring their pineapples into bearing in December by proper care, just as well as in July. Therefore, it is to be hoped and expected that those who are going in for pineapple culture will bear in mind the advantage they will enjoy by bringing their crop to maturity in winter instead of in summer. If there is money in pineapples at $2.50 per crate, how much more will it pay the grower to sell them at $4 or $5!

LATEST PICTURE OF THE NEW TWIN SCREW PASSENGER AND FREIGHT STEAMER "CRISTOBAL COLON," just finished at Wilmington, Del., for service between Cuba and the Isle of Pines. She will start for the Isle of Pines this month. The Colon is 135 feet long, draws 5½ feet of water and will carry 150 tons of freight and has staterooms for nearly 50 passengers.

## WHAT CALIFORNIA TEACHES US.

On the first page of this issue of the HERALD we publish one below the other articles from "*The Land of Sunshine*" and "*Colliers' Weekly*," which set forth vividly the difficulties and discouragements which the famous Riverside Colony met with in the early days of its existence and the final magnificent success which its settlers achieved in the cultivation of citrus fruits.

In the early days of the Riverside Colony there was no railroad within 400 miles of the settlement, so that all shipping was done by steamer from San Pedro, the harbor of Los Angeles, and thence up the coast to San Francisco. Furthermore, the colonists at Riverside had to contend with lack of water as well as prevalence of frost.

In spite of these and many other almost insurmountable difficulties, the Riverside colonists persisted in their undertaking, until today the annual output of oranges, lemons, etc., from California, including the Riverside district, amounts to more than $20,000,000, a year.

Compared with the condition of the pioneers of Riverside, the settlers at McKinley have good reason to congratulate themselves. We, in the Isle of Pines, are within four days of the markets of the North so that we are assured of a ready output and a cheap freight rate for the products of our fields and orchards. We are not harrassed with the fear that the frost of a single night may destroy our young orange trees when once they are planted, nor do we have to laboriously construct irrigation canals and ditches to furnish our trees with the water they require for their cultivation. Our climate is proven quite as healthful as Riverside and our soil fully as fertile and perfectly adapted to the cultivation of tropical products. Finally, and quite as important as any other consideration, is the fact that we have behind us the vast fund of information which 35 years of practical experience has contributed to the subject of citrus fruit culture. We are within easy reach of the nurseries of Florida from which we can secure the best trees produced anywhere, and we know what varieties are the most desirable to plant and what methods will produce the most satisfactory results.

Clearly, it only remains for us to employ the same energetic efforts in our work at McKinley as the Riverside pioneers put forth in their day to accomplish results which certainly should equal, and if natural advantages count for anything, will probaly surpass what has been accomplished on the arid, sunparched plains of Southern California. These results, however, will follow only if earnest, persistent and continued endeavor is used. Hence, it devolves upon each of us to let no day pass without contributing something to the general improvement of our own property or that of the colony. This is the season for clearing land and those who expect to plant next fall must remember that the acreage they plant *then* will depend entirely upon what they clear *now*.

Mr. Frank P. Kaiser says that his friends, Messrs. Vogt and Kennedy, who went down to McKinley in December, write that they are hard at work on their respective tracts clearing them up preparatory to planting.

*(Continued from page one.)*

were at the time of the last census 4,782,252 orange trees. From the two little cities of Riverside and Redlands about nine thousand carloads of oranges are shipped each year. Land with water rights is worth from $500 to $2,000 an acre. The typical characteristic of an irrigated country—the smallness of farms—is here carried to the finest degree. Orchards which really represent ambitious businesses, cluster like ornamental gardens round playhouse villas, and are admitted freely to the elite company of sun-dials and vine-covered pergolas. Agriculture has almost become horticulture. As far as irrigation goes, such a community is, practically, 'finished'; with the wealth and luxuries which have gathered there and are, to a considerable extent, produced by it, it is one of the show places of irrigation."—*Collier's Weekly, Sept. 23, 1905.*

## The Dunnings' New House.

Mr. and Mrs. R. W. Dunning, formerly of Buffalo, whose departure for McKinley was announced in the November HERALD, have been for several weeks busily engaged with a force of carpenters superintending the erection of their new house on tract No. 263.

Mr. Dunning had part of his foundation laid on Nov. 27th and ordered some of his lumber that day. Their furniture and other household goods arrived from Mobile last month.

It is hoped that nothing will interfere with the completion of Mr. and Mrs. Dunning's residence, but that it will be ready for the visitors who have announced their intention of passing some time at McKinley during the winter.

Since the above was written a letter has been received from Mrs. Dunning under date of Jan. 4th in which she says that their house will probably be completed by Feb. 1st. She says that sixteen barrels of cement were received the day she wrote to be used in the construction of the concrete floor which will be one of the most important features in the architectural construction of the Dunnings' residence. In conclusion, Mrs. Dunning writes:

"We will send you a picture of the new house just as soon as possible, but do not want anybody to see it in its unfinished state. You may write a short item for the HERALD, using my name and stating that I have not felt any rheumatism, headache or heart trouble since arriving here. I was troubled constantly with all when in Buffalo, and almost a cripple at times. As to the climate, it is fine. I walk from four to six miles a day and enjoy it."

## Card Party at McKinley.

On Saturday evening, Oct. 7th, most of the card playing settlers of McKinley gathered at the Grove House to attend a progressive pedro party given in honor of the twelfth birthday of Mr. Fernald's son, Ernest. At 6.30 p. m. the people began to gather and by 8 p. m. enough players had assembled to make up five tables. The players were Mr. and Mrs. George R. McMullen, Mr. and Mrs. J. H. Bostwick, Mr. and Mrs. F. A. Prenatt, Mr. and Mrs. Wm. H. Brown, Messrs. W. J. Rowland, George Werner, Jacob Werner, Oscar Seelbach, A. H. Beyer, J. Laubocker, W. R. Warner, J. A. McNeill, F. Sherwood, P. V. Rockwood, W. J. Cleland and Ralph S. Cleland. There not being ladies enough present to fill the tables, several of the gentlemen assumed the role for the occasion. It was agreed to play eight games, and prizes were presented to the winners by Mr. Fernald, with an appropriate speech, Mr. J. A. McNeill winning ladies' first prize, two handsome orange spoons; Mr. McMullen winning ladies' booby prize, a large lead pencil; Mr. Oscar Seelbach winning gentleman's first prize, two fine linen handkerchiefs; Mr. Frank Sherwood winning gentleman's booby prize, a fine large copper-riveted leather medal, hung on blue ribbon.

After prizes were distributed, every one partook of a lunch of doughnuts and lemonade, the lemonade made from limes growing on the McKinley tract, and were then entertained by Mrs. Wm. H. Brown and Mr. Oscar Seelbach's playing on the piano and Mr. W. J. Rowland's vocal solos. Mr. Fernald and his son's health were then toasted and three cheers and a tiger given which made the Grove House ring, and closed the most delightful evening in McKinley's short history. The rooms were tastefully decorated by Mr. Reynolds with leaves of the Royal Palm and bouquets of flowers, including roses picked from a bush growing in front of the old camp. Those present who did not play were Mrs. George Werner and three daughters, Mrs. W. J. Cleland, Miss Ollie Cleland, Mr. George W. Reynolds and Mr. Adolph de Roig.

## A Letter from McKinley.

The writer of the following letter is Mr. F. C. Payne, formerly agent of the Penn. R. R. Co., at Blasdell, Erie County, N. Y. He removed to McKinley last autumn with his wife and two young children:

McKINLEY, I. of P., Nov. 30, 1905.

*Dr. H. S. Gillette, Roland, N. Y.:*

DEAR SIR AND FRIEND—I will now endeavor to fulfill my promise of writing you as to the conditions, etc., as I find them on the island up to date. Having been here over a month, I have been enabled to get a pretty fair idea of what is going on down here and to form some idea of the future of the island.

Now, Doctor, I can tell you at the outset that I am *well pleased* with the island as a whole and the description of the island and general conditions as I described them in my letter to Mr. Jewell is a fair and logical description of conditions as I see them. I have requested Mr. Jewell to allow you to read my letter to him and it will save me writing it over again if you will kindly call on him and ask to read it. You see I have so many to whom I have made promises of writing and finding my time far more taken up than I had anticipated, I am having some difficulty in getting letters written promptly to all. Now, as to your tract, Doctor, I find upon thorough investigation that you have a fine tract of land, but as compared to other tracts north of the town site, you are somewhat unfortunate in having more timber than usual. That is it will cost more to get it in shape for oranges than almost any other tract near by here. The strip of pines that I have on the west side of mine extends over on to your tract and pretty nearly covers it, so that practically you will have all of yours to clear with the exception of perhaps an acre on the south side and southwest corner that is only thinly-covered with charcoal shrubs and can be cleaned up easily by one man in a day. The west line of your tract has no pines upon it, but the pines run almost to the line.

There are a few palmettos on the tract, but scarcely enough to mention. Now, as to the cost of getting your land ready for orange planting, I am of the opinion that $25 per acre or perhaps $200 for the whole tract, would be amply sufficient for the labor or clearing preparatory for orange planting. This means all the trees sawed or chopped down and burned, leaving the stumps to rot out. The trees can be put out among the stumps, and as the stumps and roots rot, the land can be ploughed and worked up. Your land is level and suitable for either oranges or vegetables. The soil is a sandy loam with top soil a black, rich-looking color. I do not think our soil here will leech to any extent. Fertilizers are required and must be used if the best success is achieved in either oranges or vegetables. Also, I am told, that irrigation should be used for vegetables, though not for oranges. As to getting a tame grass sod here, I am told it can't be done, but I do not think it has been tried very extensively.

Now, I suppose you have heard about our little insurrection down here and from the papers we get from the States it seems to have caused far more excitement in the States than here. There has been no trouble here whatever, and there will not be. Do not allow any one to get the idea that this is an unsafe place to come, for all of the American people here laugh at the idea. I attended the constitutional convention and know that all passed off quietly. The object of the whole thing is to bring to the notice of the people in the States as *forcibly as possible* the fact that we are Americans here and that we want to have American government, and also to get Washington to investigate conditions here and end all suspense. There never has been, nor will there ever be, any danger of life or property on this island. People here are all enthusiastic over the attention we have been enabled to cause to be directed toward our little island.

SAW-MILL AT McKINLEY.—On the right can be seen the boiler, engine, smokestack and circular saw, with several logs at hand to be sawed up. Mr. R. W. Dunning (in white) and Mr. Jacob Werner (near the saw) are in the foreground. The planer and moulding machine are under the shed.—Photo by F. A. Fernald.

There are some who have come down here to settle who have not liked it here, and probably when they get back to the States will circulate bad reports concerning conditions here, but these people have expected too much and were not prepared to put up with conditions to be found in any new country. We do not want these kind of people here and there are plenty of people who do stay *to prove* the confidence they have in our future. Men are investing thousands of dollars here, and for myself I can only say I am confident of seeing a time when our brightest hopes and ambitions will be realized.

I would be very much pleased to see you down here this winter. We think of you people all hugging the fire and dressing in your furs this Thanksgiving day, while we are basking in the sunlight with doors and windows open. No, Doctor, we would not exchange with you people today, but rejoice in our delightful climate and prefer it to your land of ice and snow.

Now, this has been rather a long letter and I must close. I will cheerfully answer any questions that you care to ask and be glad to assist you in any way I can in looking after your interests here.

Give my regards to any friends who may ask concerning me, and let me hear from you when convenient. My wife joins with me in sending best regards and I remain,

Yours truly,

(Signed) F. C. PAYNE.

The Company has a force of seven or eight natives at work cutting a road across the tract from the new bridge over the Del Medio at Tract 271 to the Nuevas River on the western side of the property.

## The New Saw-mill.

Having overcome the obstacles which seem to be inseparable from the installation of a manufacturing plant in a new country, the proprietors of the new saw mill at McKinley were able to begin business on Nov. 23d. After the mill had sawed the material for its platform and belt box, its other needs were neglected to begin sawing for customers. A few days later the lumber for a roof over the planer and molding machine and supports for the shafting was gotten out, the building was put up and these machines installed. Our picture represents the plant in this condition, no roof being yet erected over the engine, boiler and saw. The mill has been located temporarily near the center of the orange-grove tract to use the logs cut in clearing the surrounding land. After setting up the machinery, Mr. David S. Baldwin resigned as manager, and Mr. Jacob Werner bought his interest and succeeded him. As soon as the saw began to run Mr. R. W. Dunning placed an order for a large lot of lumber, most of it to be planed. Other early customers were Mr. Geo. F. Young and Messrs. Parsons & Hopkins. The second large order was from Mr. W. J. Cleland for his house [illegible] no idle days in sight for the mill yet.

Mrs. Nellie E. Waters, who is spending her second winter at McKinley, is enjoying the many beautiful drives which the colony affords. Mrs. Waters bought three horses upon her arrival at McKinley, but had the misfortune to lose one by sickness.

## Where Worry Drifts Wide.

Wouldst thou dwell in a spot where worry drifts wide,
Out o'er the surge—o'er the swell of tide?
Where it, zephyr-like, floats as a cloud on the sea,
Where only the voice of the waves come to thee!

As the salty breath of the briny deep—
With song of the waters—lulls thee to sleep,
Where the rose in its bloom—where the clambering vine
Chills not—but dreams on, in its own sunny clime!

Where the shells are strewn, 'long the shining strand—
Sea-songs—tossed on the gray-white sand!
Where each glistening grain is a tale of the deep—
Of wave and of billow—that sing thee to sleep!

—*Carolyn B. Lyman, Batavia, N. Y.*

## McKINLEY ITEMS.

Mr. R. G. Parsons is making good progress in the work of clearing up the tracts owned by himself and Mr. R. H. Hopkins. He has now a very complete equipment of agricultural implements, a pair of the best mules on the Isle of Pines and 40 head of chickens. He has raised several thousand tomato and egg-plants in his seed-bed and has had enough to sell a part of his surplus to other settlers. He will harvest his first crop of vegetables shortly. Mr. Hopkins is arranging to send down a Rider Ericsson engine and pump so that Mr. Parsons will be able to water his vegetables should they need it. This pumping outfit will probably be of 80-gallon capacity, which will be sufficient to furnish water for any neighbors who need it.

The Messrs. Young report good progress in their work. They have cleared, at last accounts, upwards of 25 or 30 acres of their own and Mr. Albert B. Young's property, assisted by Mr. Tolksdorff, and they have also set out a lot of vegetables and prepared some land for pineapple-planting shortly. Mr. Albert B. Young shipped 4700 trees from Florida in December which the Messrs. Young and Mr. Tolksdorff will set out at the first opportunity. They include orange, grapefruit and lemon trees, besides peach and other varieties.

Mr. Alphons Daul who visited McKinley in December and the early part of January has returned after a delightful trip. He reports all well and happy at McKinley.

## Good Advice to Fruit Growers

Mr. George J. Lincoln of Bentonville, Ark., read a paper on "The Art of Spraying" in apple orchards before the Missouri Horticulural Society in December which contains advice which orange-growers might well follow.

"Gentlemen," said Mr. Lincoln, "did you ever see a man trying to swim without going into water? He can come as near doing it as we can in growing a good orchard and raising perfect apples without work. Four-fifths of our fruit men try this plan only to be met by failure and disappointment. I have neighbors who can and do tell me all about caring for an orchard. The lazy things raise poor evaporating stuff and their wives have to milk in a filthy mud pen. There are other men who tell me that orcharding is a failure. I tell them that it is not the business, but the man is the failure. Therefore, gentlemen, to succeed we must use the same industry and energy that is used in other callings by the successful man. We must love our trees; they are our friends and, with kind treatment, will give us handsome returns.

"In conclusion, allow me to say that the man who is intensely interested in his work, who cheerfully utilizes every opportunity to advance it and eagerly grapples with anything that comes up, is sure to succeed. Such a man lives longer, enjoys life better and such a man proves the best neighbor and the truest friend."—*N. Y. Packer.*

## Mexican Dealers Complain.

MONTEREY, Mexico, Jan. 4.—During the orange season here a great deal of dissatisfaction has developed over the inability of the Mexican dealers to secure refrigerator cars. It is claimed by the shippers of Mexican oranges that the practice of California shippers of permitting their fruit to ripen after being loaded into the cars keeps these refrigerator cars in constant use and there is little chance for the Mexican trade to get hold of them. Some of the Mexican shippers also claim that California growers are jealous of the recent popularity attained by the Mexican fruit and are doing all they can to interfere with its sale.

## An Illustration of our Easy Payment Plan.

In order to make it as convenient as possible for purchasers to buy and pay for our Profit-sharing Gold Bonds without making a heavy outlay of money at any one time, we have arranged an easy plan of installment payments covering four years.

We charge no interest on these installments, and we give you the right to settle on your land as soon as you have made your first payment. You can proceed to plant it and sell your crops without any charge from us except the regular installment payments. Thus you save your rent and you also save the expensive coal bills which you have to pay here.

The following table of payments explains our plan fully:

| | Monthly | Every 3 months | Every 6 months | Yearly |
|---|---|---|---|---|
| 1 bond.. | $ 1.78 | $ 5.32 | $10.63 | $21.25 |
| 2 bonds. | 3.55 | 10.63 | 21.25 | 42.50 |
| 3 bonds. | 5.32 | 15.95 | 31.90 | 63.80 |
| 4 bonds. | 7.09 | 21.25 | 42.50 | 85.00 |
| 5 bonds. | 8.86 | 26.58 | 53.16 | 106.25 |
| 6 bonds. | 10.63 | 31.88 | 63.75 | 127.50 |
| 7 bonds. | 12.40 | 37.20 | 74.40 | 148.80 |
| 8 bonds. | 14.17 | 42.50 | 85.00 | 170.00 |
| 9 bonds. | 15.94 | 47.82 | 95.63 | 191.25 |
| 10 bonds. | 17.71 | 53.13 | 106.25 | 212.50 |
| 11 bonds. | 19.48 | 58.44 | 116.88 | 233.75 |
| 12 bonds. | 21.25 | 63.75 | 127.50 | 255.00 |
| 15 bonds. | 26.57 | 79.69 | 159.38 | 318.75 |
| 20 bonds. | 35.42 | 106.26 | 212.50 | 425.00 |
| 24 bonds. | 42.50 | 127.50 | 255.00 | 510.00 |

At the request of numerous Bondholders, the Company has decided to allow a discount of Ten Per Cent. (10%) on annual payments, so that you *save money by paying annually at time of purchase.*

The net amount of money due the Company on any annual payment after the Ten Per Cent. discount is deducted may be seen at a glance by consulting the following table:

| | Yearly Payment | Less Ten Per Cent | Net Amount Due Company |
|---|---|---|---|
| 1 bond..... | $ 21.25 | $ 2.12 | $ 19.13 |
| 2 bonds.... | 42.50 | 4.25 | 38.25 |
| 3 bonds.... | 63.80 | 6.38 | 57.42 |
| 4 bonds.... | 85.00 | 8.50 | 76.50 |
| 5 bonds.... | 106.25 | 10.63 | 95.62 |
| 6 bonds.... | 127.50 | 12.75 | 114.75 |
| 7 bonds.... | 148.80 | 14.88 | 133.92 |
| 8 bonds.... | 170.00 | 17.00 | 153.00 |
| 9 bonds.... | 191.25 | 19.12 | 172.13 |
| 10 bonds.... | 212.52 | 21.25 | 191.25 |
| 11 bonds.... | 233.75 | 23.37 | 210.38 |
| 12 bonds.... | 255.00 | 25.50 | 229.50 |
| 15 bonds.... | 318.75 | 31.87 | 286.88 |
| 20 bonds.... | 425.00 | 42.25 | 382.75 |
| 24 bonds.... | 510.00 | 51.00 | 459.00 |

Now, you will see by reading over the above table, that you can buy, say, 12 bonds while they are selling at the present price of $85 each and pay only $21.25 down on them as your first payment, or if you pay a year's payment you get Ten Per Cent. discount. You can then move down to McKinley and settle on your tract. If you wish to change your location you can pick out any other tract on our property which is open for purchase. Our president, Mr. Horace P. Hayes, will cheerfully assist you in this or any other matter affecting your welfare or happiness, as far as possible.

Therefore, by paying only $21.25 down and $21.25 a month for four years, or an annual payment of $229.50, you can secure 12 of our Gold Bonds at $85 and get a free deed to 10 acres of the best fruit and vegetable land in the tropics, a couple of fine residence lots and a business lot in the new American town of McKinley.

Buy *now* before the price advances.

## A Description of the Isle of Pines

Mr. A. H. Wegeman writes a very excellent letter to the Lake Mills *Leader*, which we pubish below, in regard to the Isle of Pines. We copy the letter in full thinking that the same would be interesting to the readers of the *Herald:*

"First of all, is the island no place for a poor man? Is living so high that the man without money had better remain at home? Most emphatically no! This is a new country and some imported staples are necessarily high, as they are in any new country. I said 'some staples are high,' true, yet living on the whole is not so. I may mention in proof of this two instances out of the many which came under my notice on my last visit to the island. Mr. S. J. Willard, formerly of Wisconsin, is now living in the Isle of Pines with his wife and daughter. As I knew that Mr. Willard kept an account book, I asked him out of curiosity what had been his living expense since coming to the island. He said that for the next sixty days, when they were obliged to buy everything, it had cost them $2.00 apiece per week, but now that he had a garden started his expenses would be less.

"While coming from the island I met a Mr. Noble, manager of a big Wooden Ware Comany in Wisconsin. This company, by the way, has a capital of about $5,000,000, so that Mr. Noble's testimony as a reliable businessman ought to be unimpeachable. He told me that he and his wife, together with Mr. Plummer, a business man of Wisconsin, and his daughter had recently rented three rooms in the Isle of Pines. They had remained there doing there own housework for some twenty-five days, enjoying the best that the island afforded of vegetables and fruits. I quote Mr. Noble's own words: 'All there was about it we lived like lords, and it cost us 42 cents apiece per day including room rent.'

"I have been asked concerning titles of land upon the Isle of Pines. The Spanish government has been very particular in the West Indies in all matters relating to the transfer of lands, so that titles are as nearly perfect as they are in any country not excepting our own.

"It may be of interest to tell you something of the drawing up and recording of deeds in the West Indies. When a person sells real estate the notary drawing up the deed requires that both the buyer and seller sign this document. When this is recorded the registrar of deeds retains the original deed with the signature of both parties in his possession, giving to the purchaser a copy of the deed and not the original. Thus all the records of the sale of lands are in possession of the government, and it is impossible for either buyer or seller of a tract of land to deny the transaction.

"The records of these transfers were until about a year ago preserved in Havana, Cuba, but have recently been moved to the registrar's office in the Isle of Pines, where they may be seen today. No matter, then, to what country the island may itself belong in future, the validity of these recorded titles can never be questioned.

"How about poisonous reptiles? Scorpions and tarantulas do exist, but in tramping and riding over the island for twenty-five days, during two visits there looking at land, I did not see one. Their bites, as Dr. Kellogg tells me, are practically harmless, being no more painful than a bee-sting. I saw but two snakes while there and they were not over twenty inches long and perfectly harmless.

"Is not the climate rather unhealthy for a Northern man? No. Herein lies the advantage of the small size of the island. The tropical summer heat bearing down on a broad country like Cuba makes the days there exceedingly warm and produces a wide range of temperature. But on an island like the Isle of Pines, which is only about forty miles long and thirty miles wide, the climate is tempered by the sea breezes which penetrate to every part of it. Thus the temperature never falls below 60 degrees, nor rises above 91 degrees the year round. This even temperature, together with the bracing sea air, pure water and general absence of low, marshy land (there is one marsh on the island and this is in the southern portion), make the Isle of Pines one of the finest health resorts known. I am told that there has never been a case of malaria, typhoid or yellow fever on the island, and of course, pneumonia, rheumatism and other diseases of the north are entirely absent.

"I mentioned the pure water. There are about three hundred springs upon the island and many of them possess medicinal properties. The springs were formerly worshipped by the natives because of their wonderful curative power.

"As the island is surrounded by numerous little islets and keys and is sheltered on the north by the long land of Cuba, which is only 60 miles distant, hard wind storms are unknown. One never sees an uprooted tree or even a tree top broken by the wind.

"While speaking of the products of the soil I cannot forbear to mention a garden of from one to three acres owned by a Mr. Jones, who lives upon the island. The greatest profusion of vegetables is seen; radishes, lettuce, beans, peas, potatoes, egg plant, tomatoes, cabbages, cucumbers, etc. Several growers have been shipping vegetables to New York this winter. I myself saw a check for $31.00 which one man had just received for *ten crates* of tomatoes and egg-plaut. A crate of egg-plant contains twenty-four fruits, twelve fruits grow as an average on one plant. A crate, then, represents the fruits of two plants. As these plants are set two feet apart in rows four feet apart, one can imagine the immense amount of fruit produced per acre. They are planted from September to December, and marketed from December to May in New York, and there is no doubt in my mind but a man can make from $300 to $400 per acre in one winter. As you well know the great frost which occurred in Florida this year destroyed about 2,000,000 acres of orange and grapefruit, and about 200,000 acres of pineapple, beside all the vegetables. This is, I believe, the fourth great frost in that state since 1891, and the unfortunate planters there are becoming disheartened, while the commission men this winter flocked to the West Indies to engage winter vegetables for the city markets in the United States.

"A Mr. Rumsey, who owns a farm upon the island has 2½ acres in tobacco, and when we looked at the splendid crop a few weeks ago, he told us that he had just been offered $1,000 for the first cutting by a Havana buyer. Tobacco on the island yields two to three cuttings per year.

"Another man had 2¼ acres in Cayenne pineapples this winter. These are the largest pineapples grown, weighing five to twelve pounds apiece. He sold his crop, together with the slip from the plants for over $3,000.

"Yes, it is a wonderful land and before it is a grand future. Over three-fourths of the island is in the hands of Americans who intend either to live there themselves, or to have their properties improved.

A. H. WEGEMAN.

To the best of my knowledge and belief the above is absolutely correct.

H. E. SUTTON.

Mr. and Mrs. Bostwick are enjoying some fresh vegetables of their own raising including some fine Jamaica beans.

Mrs. Waters has had part of her Tract, No. 371, planted in vegetables including corn, tomatoes, potatoes and egg-plant. She is also starting an orange grove and pinery.


# McKINLEY, ISLE OF PINES

*A City of Orange Groves in the American District of Cuba.*

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